

STAFF REPORT

HEARING DATE: Wednesday, December 1, 2004

TO: Planning Commission

FROM: Sambo Kirkman, Associate Planner

PROPOSAL: **Washington Commons Planned Unit Development**

LOCATION: Westerly Terminus of SW Crestwood Drive
Map 1S1-27AA, Tax Lot 101

SUMMARY: Conditional Use, Land Division, and Flexible Setback applications are submitted by the applicant to propose construction of a seven lot subdivision. The Conditional Use application requests Planned Unit Development approval for the seven lots to include both attached and detached dwellings. The Land Division application requests preliminary approval to create seven residential lots and three tracts with associated public and private improvements. The Flexible Setback application requests reducing the front yard setback from 20 feet to 10 feet and reducing the rear yard setback from 25 feet to five (5) feet for the parent parcel. The following issues have been identified for the development:

- Consider if the intent of the required common open space includes the setback areas of the open space tracts, or if the intent of the PUD is to create additional open space areas outside of the parent parcel setbacks.

APPLICANT: John Klein & David Nielsen
5350 SW 88th Avenue, Portland, OR 97225

RECOMMENDATIONS: Staff recommend that the Planning Commission review the submitted materials and staff report and render a decision on **CU2004-0019 (Washington Commons Planned Unit Development)**, subject to conditions identified at the end of this report.

APPROVAL of FS2004-0015 (Washington Commons Planned Unit Development Flexible Setback), subject to conditions identified at the end of this report.

APPROVAL of LD2004-0028 (Washington Commons Planned Unit Development), subject to conditions identified at the end of this report.

BACKGROUND FACTS

Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision Date</u>	<u>240-Day*</u>
CU2004-0019	June 24, 2004	Oct. 13, 2004	Feb. 10, 2005	June 10, 2005
FS2004-0015	June 24, 2004	Oct. 13, 2004	Feb. 10, 2005	June 10, 2005
LD2004-0028	June 24, 2004	Oct. 13, 2004	Feb. 10, 2005	June 10, 2005

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	Residential Urban Standard Density (R-7)	
Current Development	Vacant	
Site Size	1.4 Acres	
NAC	Denney / Whitford	
Surrounding Uses	<u>Zoning:</u> North: Urban Standard Density (R-7) East: Urban Standard Density (R-7) West: Public Right-of-Way	<u>Uses:</u> North: Vacant East: Residential West: Highway 217

DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

<u>Attachment A:</u> Facilities Review Committee Technical Review and Recommendation Report and Code Conformance Analysis	<u>PAGE No.</u> FR1-FR7
<u>Attachment B:</u> CU2004-0019 (Washington Commons Planned Unit Development) The Conditional Use application requests Planned Unit Development approval for the seven lots to include both attached and detached dwellings.	CU1-CU12
<u>Attachment C:</u> FS2004-0015 (Washington Commons Planned Unit Development Flexible Setback) The Flexible Setback application requests reducing the front yard setback from 20 feet to 10 feet and reducing the rear yard setback from 25 feet to five feet for the parent parcel.	FS1-FS4
<u>Attachment D:</u> LD2004-0028 (Washington Commons Planned Unit Development Subdivision) The Land Division application requests preliminary approval to create seven residential lots and three tracts with associated public and private improvements.	LD1-LD3
<u>Attachment E:</u> Conditions of Approval	COA1-COA6

EXHIBITS

Exhibit 1. Vicinity Map (page SR-3 of this report)

Exhibit 2. Materials Submitted by Staff

Comment letter from Marah Danielson, Oregon Department of Transportation

Exhibit 3. Materials Submitted by Applicant

Written Statements

Reduced Plans

Pre-Application Conference Notes

Neighborhood Review Meeting Packet

Clean Water Services Service Provider Letter

Beaverton School District Letter